



# Working for the Community in Rotherfield, Mark Cross, Eridge Green, Boarshead and surrounding areas

## MINUTES OF A MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD ON TUESDAY, 11<sup>TH</sup> MARCH 2025 IN ROTHERFIELD SCOUT HUT AT 7:30 PM

### PRESENT

Cllr D Hiles (Chair)  
Cllr P Snelling  
Cllr J Gosney

Cllr P Turner  
Cllr B Johnstone

Cllr R Harris  
Cllr P Beach

### COUNCILLORS ABSENT

Cllr E Holmes-Cutting

### ALSO PRESENT

51 members of the public and Adam Hardy (Parish Clerk & RFO)

#### 1. TO RECEIVE THE FOLLOWING: -

##### a) Public Forum:

None.

##### b) Apologies for absence (LGA 1972 s85):

Apologies have been received from Cllr P Kember, , Cllr J Richardson and Cllr D Johnstone.

It was **RESOLVED** to accept the reasons for apologies.

*Apologies had also been received from Cllr Michael Lunn (Wealden District Council) and Cllr Jessika Hulbert (Wealden District Council).*

##### c) Declaration of personal, prejudicial, and disclosable pecuniary interests on items on the agenda, and updates to members' register of interests.

None.

##### d) To resolve that the Minutes of the meeting of this Committee held on Tuesday 28<sup>th</sup> January 2025 be taken as read, confirmed as a correct record, and signed by the Chair.

It was **RESOLVED** that these minutes represented a true record, and they were signed by the Chair.

#### 2. TO CONSIDER AND MAKE RECOMMENDATIONS ON THE FOLLOWING APPLICATIONS AND OTHER PLANNING MATTERS.

##### a) WD/2024/2956/MAJ - Highfields Farm, New Road, Rotherfield TN6 3JS

Demolition of stable and extension of existing bungalow. Demolition of agricultural buildings and erection of 10 no. Dwellings. Improvements to existing access, parking and landscaping.

Multiple members of the public addressed the Committee speaking against the development. Two members of the public addressed the Committee speaking in favour of the development. The points covered were:

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- Existing properties bordering the development would be severely overlooked by the new houses.
- Rainwater run off from the development will place unacceptable additional strain on and already insufficient sewage and drainage system. The developers stated that all houses would feed into grey water attenuation tanks. The tanks would be pumped out at a slowed rate into the existing drainage system. Surface water at the top of the development site would feed into a drainage ditch adjacent to Horsegrove Farm that feeds across Horsegrove Farm into the stream at Sheriff's Lane. The owners of Horsegrove Farm stated that there is no ditch behind the current barns and the ditch in the sheep field had existed in the past. It was understood that the developer could not be refused access to the main sewer by Southern Water or Wealden District Council.
- Increased traffic on New Road resulting from the development. There is already a large number of illegally parked cars on New Road junction. Some cars will choose to go down the currently unmade section of New Road rather than face the traffic and difficulty of turning at New Road junction.
- The developers confirmed that a new traffic review had taken place since they first met with the Parish Council taking on board the comments made by the public. Traffic was measured at a point nearer to the junction. Residents stated that the Traffic Report was aimed at a working farm which Highfields Farm has not been for a number of years.
- The developers stated that planning has changed over the last ten years and the plot is suitable for development.
- The developers confirmed the current land is registered as agricultural and that an area of land on site had been designated for Bio-Diversity net-gain. It was suggested that a covenant or Section 106 agreement could be placed on the field boarding the site to say that no development can take place on the site.
- The developers confirmed that an agricultural access road to the field next to the development would be in the location marked on the plans. Residents queried the use of a wall as a barrier to the road.
- The site is within the High Weald National Landscape.
- Concerns were raised about access for construction traffic and that it would not be possible with the current parking situation at the junction of New Road and in Rotherfield Village.
- Concerns were raised about the increased volume of sewage to be discharged into an already failing sewage system.
- Residents questioned the increase to 10 houses from the eight that were originally presented to the community. The change in number has come about following views at the original presentation that smaller and starter homes should be on the site.
- Concerns were raised about whether the electrical substation would have adequate capacity to furnish the new development. The developers responded that it would be the responsibility of UK Power Networks to connect up the properties should planning permission be granted.
- The developers confirmed that there was no update on the upgrade to the phone mast or its future location.
- The residents argued that hedgerow bordering the public footpath on Horsegrove Farm is an ancient hedgerow and needed to be protected and that the drainage from the higher site of Highfields Farm already caused issues with the use of the public footpath.

Cllr B Johnstone asked it to be recorded that throw away comments about 'brown envelopes' were not helpful to discussions. Cllr Harris, in his capacity as Chair of the Parish Council, reminded all present that despite the level of concern, civility and respect must be maintained at all meetings.

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Cllr Hiles reminded all those present to submit their comments/objections to Wealden District Council before the response cut off.

It was **RESOLVED** under Section 62c of the Town and County Planning Act 190 to **DEFER** making a recommendation on this application until further reports had been received from the planning authority, particularly the East Sussex Highways access and safety report.

***Standing Orders were suspended to allow those members of the public who wished to leave to do so.***

***Standing Orders were resumed.***

- b) **WD/2025/0346/F** - Balintore, High Cross, Rotherfield, TN6 3PX  
Single storey front porch extension and single storey rear extension.

It was **RESOLVED** to recommend to Wealden District Council that this application be **APPROVED**.  
The Committee had no further comments on this application.

- c) **WD/2025/0290/F** - Browcroft, Church Road, Rotherfield, TN6 3LA  
Installation of an electric/automated sliding wooden driveway gate with associated brick walls and pillars.

It was **RESOLVED** to recommend to Wealden District Council that this application be **APPROVED**.  
The Committee had no further comments on this application.

- d) **WD/2023/2799/FR** - The Reading Room, Boars Head Road, Boars Head, Crowborough, TN6 3GR  
Retrospective application for change of use from agricultural store to general storage.

It was **RESOLVED** to recommend to Wealden District Council that this application be **APPROVED** subject to a condition that the site not be used as a workshop or for any maintenance to the Classic Cars stored there. It should be for storage only.

### 3. TO RECEIVE THE FOLLOWING FROM WEALDEN DISTRICT COUNCIL.

#### i. Decision Notices.

- **WD/2024/2613/F** – Old Tiles, Catts Hill, Mark Cross, Crowborough TN6 3NH  
Demolition of existing single garage. New car port and single storey extension attached to existing house.

Recommended for **APPROVAL** by this Committee but the application was **WITHDRAWN** by the applicant.

- **WD/2024/2585/F**- Renby Stables, Forge Road, Eridge, TN3 9LG  
Demolition of detached metal barn and erection of single storey extension.

Recommended for **APPROVAL** by this Committee and **APPROVED** by Wealden District Council.

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- **WD/2024/1125/LB & WD/2024/1124/F** – Corner Cottage, Catts Hill, Town Row, Rotherfield, TN6 3NL  
Replacement of two timber door sets and two casement windows.

Recommended for **APPROVAL** by this Committee and **APPROVED** by Wealden District Council.

- **WD/2024/2795/FR** - Rotherhurst Bungalow, Cottage Hill, Rotherfield TN6 3JJ  
Retrospective application for erection of garage.

**NO COMMENT** was made by this Committee and the application was **APPROVED** by Wealden District Council.

- **WD/2024/2947/FA** - Sylvan Valley, Station Road, Rotherfield TN6 3HU  
Variation of condition 2 of WD/2024/0438/F (demolish existing barn (with planning permission for residential use) and replace with a new build detached house). To refer to a new set of application drawing numbers. The new drawings detail minor material amendments to the approved development.

Recommended for **APPROVAL** by this Committee and **APPROVED** by Wealden District Council.

- **WD/2024/2857/F** - 3 Gables Cottages, Argos Hill, Rotherfield TN6 3QH  
Single storey extension.

Recommended for **APPROVAL** by this Committee and **APPROVED** by Wealden District Council.

- **WD/2024/2825/F** - Cottage Hill Cottage, Cottage Hill, Rotherfield, TN6 3JW  
Demolition of existing carport and erection of garage and associated development.

Recommended for **APPROVAL** by this Committee and **APPROVED** by Wealden District Council.

- **WD/2024/2803/F** - Sandhill Farm Cottage, Sandhill Lane, Boars Head TN3 9LW  
New conservatory.

Recommended for **APPROVAL** by this Committee but the application was **WITHDRAWN** by the applicant.

- **WD/2024/2753/F** - Folly Cottage, Sham Farm Road, Eridge Green, TN3 9JB  
Proposed extensions, alterations, and replacement garage.

**NO COMMENT** was made by this Committee and the application was **APPROVED** by Wealden District Council.

- **WD/2024/1684/F** - Holly Cottage, The Forstal, Eridge Green, TN3 9JZ  
Proposed single-storey extension, reconfiguration of the internal/external arrangement of the existing house, home office/outbuilding, the demolition of an existing carport, bicycle storage, alterations to existing wall including addition of gate and minor landscaping works (amended description).

Recommended for **APPROVAL** by this Committee and **APPROVED** by Wealden District Council.

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- **WD/2024/2755/LDE** - 2 Brook Cottages, Burnt Oak Road, Burnt Oak, Crowborough, TN6 3SD  
Regularise timber frame extension, timber shed and raised patio.

**NO COMMENT** was made by this Committee and Wealden District Council **ISSUED** a Certificate of Lawful Development.

- **WD/2024/2869/FA** - Leggsfield, Leggs Field Barn, Eridge Road, Boars Head, Crowborough TN6 3HE  
Variation of condition 2 of WD/2024/1505/F (demolishment of the existing house and replacing it with a sustainable and eco-conscious self build family dwelling) to enable relocation and redesign of garage; amendments to window positions/sizes and facade materials; addition of rooflights to main house; removal of link between main house and studio and addition of new windows to studio; and internal alterations.

Recommended for **APPROVAL** by this Committee and **APPROVED** by Wealden District Council.

### ii. Planning correspondence.

None.

### iii. Any enforcement, conservation or appeal matters.

#### Enforcement:

None.

#### Conservation:

None.

#### Appeals:

- The Clerk reported that he had received notification of an appeal for:  
**Land North Of Catts Hill, Town Row, Rotherfield, TN6 3FH**  
**Residential development of up to 2 no. Dwellings and associated development.**

The Council **AGREED** that no further representation was required.

- The Clerk reported that he had received notification of an appeal for:  
**Rotherhurst Bungalow, Cottage Hill, Rotherfield TN6 3JJ**  
**Retrospective application for erection of garage.**

## 4. CONSIDER A RESPONSE TO THE REVIEW OF THE LOCAL LIST FOR VALIDATING PLANNING APPLICATIONS.

*Documents relating to this item had been circulated to Councillors ahead of the meeting.*

It was **RESOLVED** to confirm to Wealden that the Parish Council accepted the list of documents for validating a planning application. The Committee asked that the Clerk also include a comment asking for supporting documents to be uploaded before the Parish Council's deadline for recommendations. There have been several applications where recommendations have been deferred due to supporting documentation being unavailable. **Clerk** to submit response.

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### 5. TO RECEIVE NOTICE OF THE DATE OF THE NEXT MEETING OF THIS COMMITTEE.

Tuesday 1<sup>st</sup> April 2025 at 7:30 pm in the Parish Council Room at Rotherfield Village Hall.

### 6. TO RECEIVE DETAILS OF ANY URGENT ISSUES FOR NOTING OR INCLUSION ON FUTURE AGENDA.

- Cllr Harris requested that a thank you for attending tonight's meeting be put out across social media.
- The Clerk suggested that an alternative venue would be required for the 22<sup>nd</sup> April 2025 meeting due to the large turnout this evening. This was **AGREED** by all. **Clerk** to arrange an alternative venue.

The Chair declared the formal business of the meeting closed at: **[20:54]**

.....Chair.....Date

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